

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



FISHGUARD ROAD

LLANISHEN



Fishguard Rd, Llanishen, CRF

Main Building: Total Interior Area 1006.10 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

This is a great opportunity to buy a well proportioned home in the heart of Llanishen. The house has loads of potential.. it has to be seen!

Comments by - Mr Ollie Vincent



FISHGUARD ROAD

LLANISHEN, CF14 5PP - OFFERS OVER - £280,000



3 Bedroom(s)



1 Bathroom(s)



1006.00 sq ft

Jeffrey Ross are proud to present 24 Fishguard Road.

This is a great opportunity to acquire a substantial property in the heart of Llanishen. With plenty of schools and amenities nearby and easy access to the motorway, the property is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home on the sort-after street, Fishguard Road, Llanishen.

The property was previously tenanted and has been under renovation since. Some final touches are required but the major works have now been finished and the property is roughly 90% complete. The whole house has been rewired, replastered, new switches and plugs, new fuse board and refurbished boiler, wired smoke alarms, refurbished Kitchen and a refurbished family bathroom.

The accommodation comprises, entrance hall, 2 reception rooms, cloakroom WC, kitchen, utility room, 2 x Double Bedrooms, 1 x Smaller Bedroom, 1 x family bathrooms, driveway parking and a large rear garden.

Don't miss the opportunity to make this house your home. Call the office on 02920499680 to book a viewing straight away.

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreycross.co.uk





Foyer / Entrance Hall
1.83m x 4.01m (6' x 13'2)

Kitchen
2.26m x 3.00m (7'5 x 9'10)

Living Room
3.99m x 3.35m (13'1 x 11')

Lounge
3.99m x 4.06m (13'1 x 13'4)

Utility Room
Large enough for the usual white goods and kitchen units with work top.
Side access to the garden.

WC
1.30m x 0.71m (4'3 x 2'4)

to the First Floor

Family Bathroom
2.57m x 1.68m (8'5 x 5'6)

Bedroom 1
3.86m x 3.73m (12'8 x 12'3)

Bedroom 2
3.28m x 3.66m (10'9 x 12)

Bedroom 3
2.57m x 2.51m (8'5 x 8'3)

Garden

School Catchment
My English medium primary catchment area is
Coed Glas Primary School (year 2023-24)
Coed Glas Primary School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2023-24)
Ysgol Y Wern (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2023-24)
Llanishen High School (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2023-24)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
BAND - D

Additional Information

Recently reduced to Sell.

Chain Free

The property was previously tenanted and could provide a rental income around the £1200 mark.

New Fuse Board. New switches, New electrics

New Plaster

Wired Smoke Alarms

Private Driveway Parking

Great School Catchment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





